

ATTACHMENT F
PROPOSED CHANGES TO DOCUMENTS
 SPHERE OF INFLUENCE UPDATE
 MUNICIPAL SERVICE REVIEW

#	Page #	Commenter	Proposed Change
1	4	LAFCO	Delete Table 2-2 Contents reference. Does not exist.
2	1-11	LAFCO	Replaced the Name Atascadero with San Luis Obispo under Recommendation.
3	Throughout the Document	LAFCO	Remove the word "Draft" in front of Memorandum of Agreement or MOA since both the City and County approved the agreement.
4	3-11	LAFCO	Revised Urban Water Management Plan summary to include the recently adopted 2015 UWMP. Delete references to the 2010 UWMP.
5	3-11	LAFCO	Revised Table 3-8 Historical & Projected Population Growth.
6	3-15	LAFCO	Revised Table 3-12 Building Permits Finialed to Issued and expand permits from 2006 to 2015. Revised totals.
7	3-16	LAFCO	Revised Table 3-13: Future Non-Residential Planning Project to reflect current list of projects and there status.
8	3-30	LAFCO	Revised Determination #4 to update current city population to 45,802.
9	3-34	LAFCO	Revised Urban Water Management Plan summary to include the recently City adopted 2015 UWMP. Delete references to the City's 2010 UWMP.
10	3-48	LAFCO	Updated Pressure Zone Map Figure 3-8

Attachment: c - LAFCO Recommended Changes to the Draft SOI Update and MSR (1446 : City's Sphere of Influence MOA)



Memorandum of Agreement Between the City and the County Regarding the City's Sphere of Influence



CITY OF SAN LUIS OBISPO

Recommendation:

Authorize the Mayor to enter into and sign a Memorandum of Agreement (MOA) between the City and the County regarding the Sphere of Influence (SOI) update.



For Council consideration:

- Draft MOA
- SOI Boundary

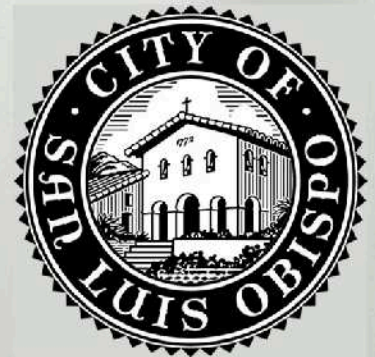


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Background:

Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (CKH Act) – requires the Local Agency Formation Commission (LAFCO) to update the SOI for all applicable jurisdictions.

LAFCO staff began that process with City staff in January 2016.



LAFCO members are appointed by the local jurisdictions governing bodies (City Council, independent special districts, Board of Supervisors) and a public representative is appointed by LAFCO.

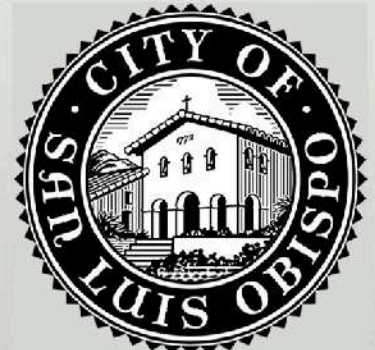


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LAFCO's Role:

Final decision-making authority over SOI boundaries and annexations.

Prepares the SOI and the Municipal Services Review (MSR).



LAFCO Review

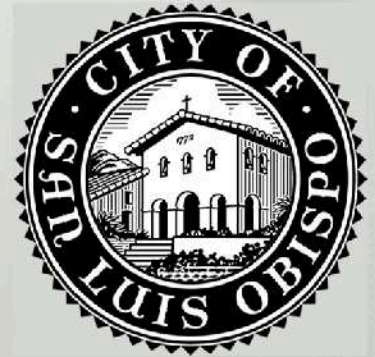
- Worked with City and County Staff
- Collected data on land use, demographics, and services
- Discussed policies and regulatory framework
- Held a study session in June 2016



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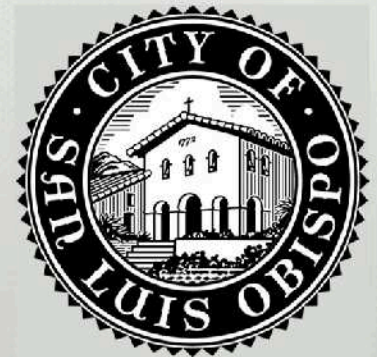
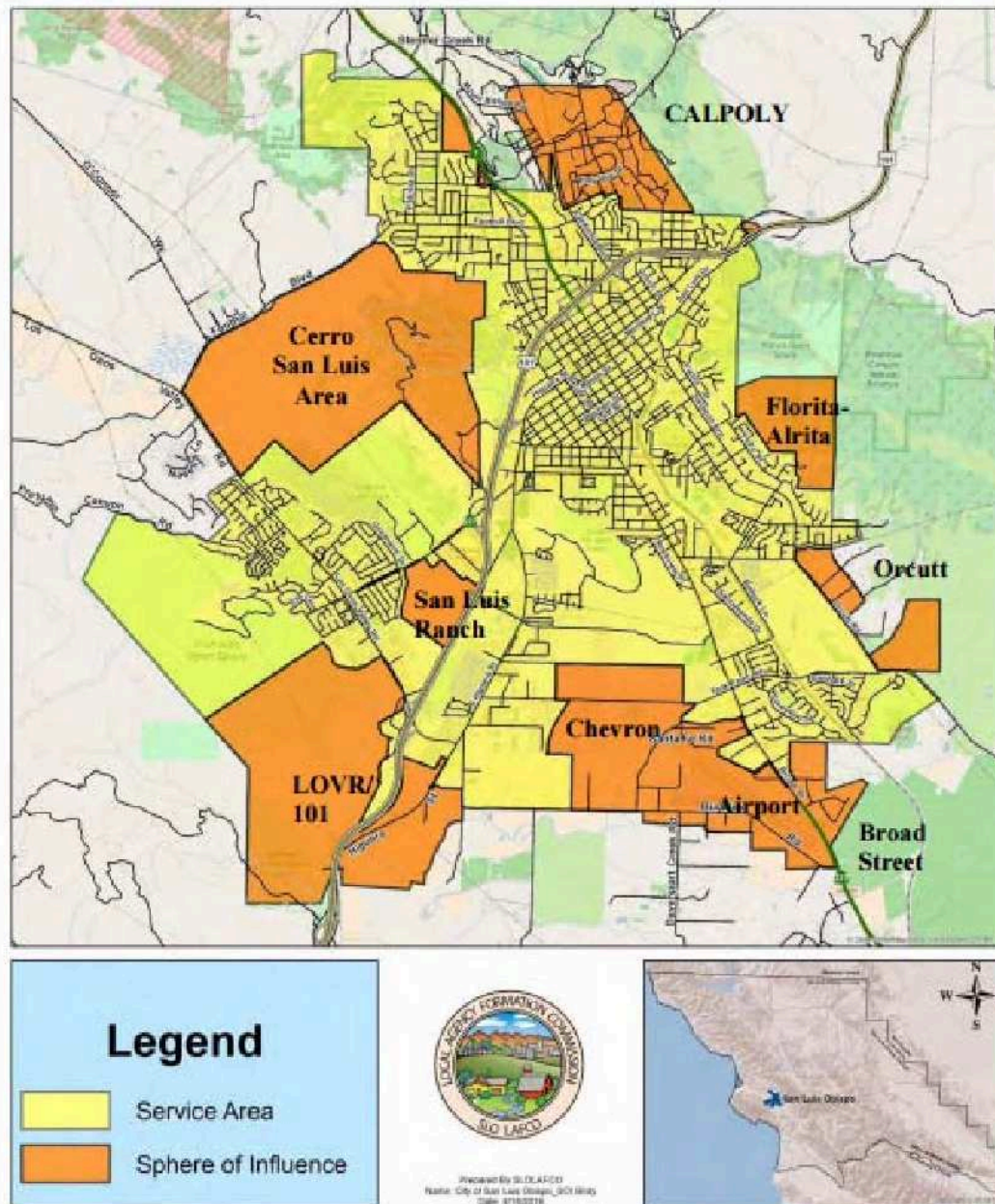
Sphere of Influence:

“A plan for the probable physical boundaries and service area of a local agency, as determined by the commission” (LAFCO).



The SOI is generally considered to be a 20-year, long range planning tool, however there is no requirement to annex or deliver services to areas outside of the jurisdiction that are identified in the SOI





Current SOI

Boundary:

- Adopted in 2006
- Approx. 5,930 acres beyond the City limits

Proposed SOI

Boundary:

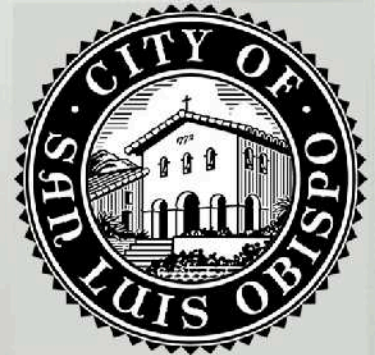
- No changes
- Consistent with the LUCE Update



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Municipal Services Review:

The MSR evaluates the capabilities of a jurisdiction to serve existing residents and future development in the SOI.



MSR addresses:

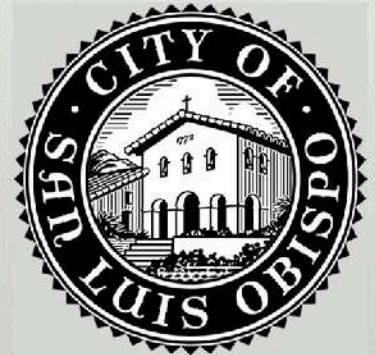
- Population growth
- Disadvantaged unincorporated communities
- Capacity of public facilities services
- Fiscal Ability
- Shared Facilities
- Accountability
- Delivery of service



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Memorandum of Agreement:

The MOA serves as an opportunity for the City and the County to meet and reach agreement on the SOI boundaries, development standards and zoning requirements for the SOI areas.



LAFCO's Authority:

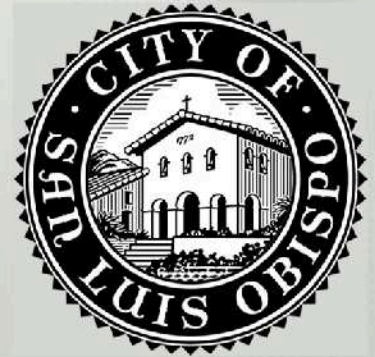
Power to approve or disapprove the City's SOI boundary, but is required to give "great weight" to an approved MOA when considering and SOI update.



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Key MOA Provisions:

1. Use other jurisdictions' service as a mitigation.
2. Referral of projects in fringe.
3. Growth management policies.
4. Fair distribution of mitigation and impact fees.
5. Emergency response agencies impacts and fiscal issues.
6. Early annexation discussions.
7. Coordination on agricultural and open space land use policies.



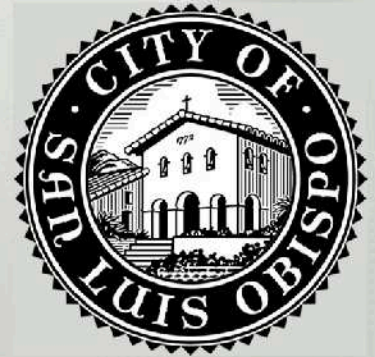
Next Steps:

Council: Consider Draft SOI update and MOA (Tonight)

Board of Supervisors: Consider MOA (Sept. 20, 2016)

LAFCO: Consider the environmental review and MOA, then take action on the MSR and SOI update (Fall 2016)





Recommendation:

Authorize the Mayor to enter into and sign a Memorandum of Agreement (MOA) between the City and the County regarding the Sphere of Influence (SOI) update.

